

For Lease

Triple Seven



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Reno, NV 89501

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Listing Snapshot



Negotiable
Lease Rate



± 1,732 SF
Available Square Footage



\$0.97 PSF
Lease Expense

Property Highlights

- Private restroom in place with additional secured indoor common area restrooms available on site
- On-site parking along the north end of the building along with street parking and access to a paid lot along S. Virginia St. and Cheney St.
- Easy access to surrounding MidTown, downtown, and Wells Ave. business districts via S. Virginia St. and S. Center St.
- Walk score | 96 walker's paradise
- Bike score | 86 very bikeable
- ± 3,000 SF basement space available at \$1.00 PSF NNN with 24-hour access, ideal for personal and professional use



[Click for a Virtual Tour](#)

Important Statistics

5-Mile Radius



248,385

Total Population



306,975

Daytime Population



12,467

Number of Businesses



0.56%

2024-2029 Population Growth



179,724

Total Employees



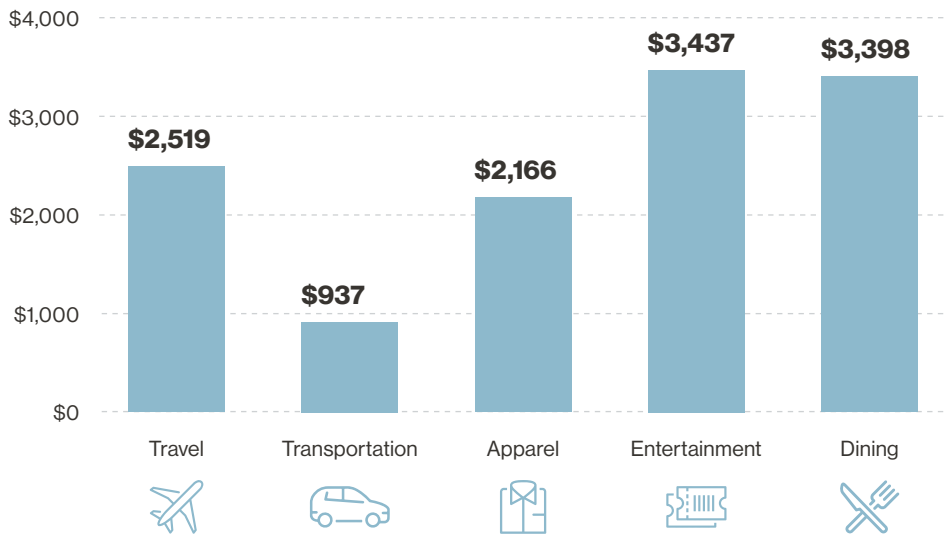
\$498,608

Median Home Value

Spending Statistics

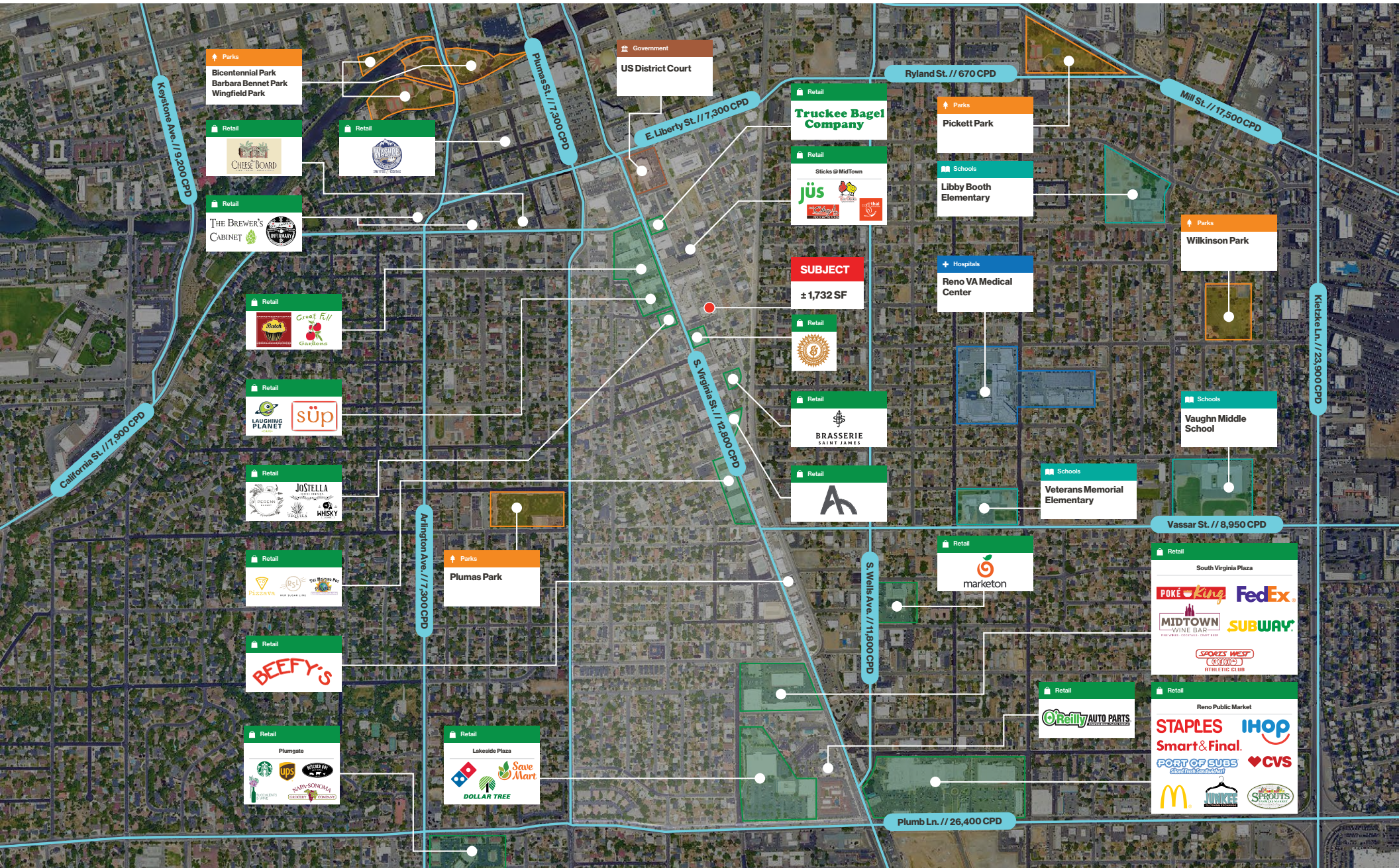
5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	21,753	133,154	242,573
2024 Population	22,695	138,150	248,385
2029 Population	24,773	143,980	257,097
Annual Growth 2020 - 2024	1.00%	0.87%	0.56%
Annual Growth 2024 - 2029	1.77%	0.83%	0.69%
Income			
2024 Average Household Income	\$88,443	\$85,359	\$96,390
2029 Average Household Income	\$102,985	\$99,316	\$111,703
2024 Per Capita Income	\$46,477	\$37,265	\$40,582
2029 Per Capita Income	\$54,629	\$44,017	\$47,798
Households			
2020 Total Households	11,481	57,199	100,417
2024 Total Households	11,882	59,879	104,319
2029 Total Households	13,127	63,448	109,825
Housing			
2024 Total Housing Units	13,213	64,526	111,083
2024 Owner Occupied Housing Units	3,247	21,933	47,817
2024 Renter Occupied Housing Units	8,635	37,946	56,502
2024 Vacant Housing Units	1,331	4,647	6,764
2029 Total Housing Units	14,468	68,100	116,639
2029 Owner Occupied Housing Units	3,519	23,315	50,713
2029 Renter Occupied Housing Units	9,609	40,134	59,111
2029 Vacant Housing Units	1,341	4,652	6,814



Downtown Reno



Hotels / Casinos

Atlantis



Retail

Reno Public Market

CVS pharmacy, IHOP, STAPLES, Bank of America, Smart & Final



Hotels / Casinos

PEPPERMILL RENO



Retail

Lakeside Plaza

Save Mart, DOLLAR TREE



Retail

South Virginia Plaza

FedEx, LOCO ONO, MIDTOWN, SUBWAY



Retail





Retail



SUBJECT

±1,732 SF



Parks

Plumas Street Park



Retail

Saint Lawrence Commons

JOSTELLA, WHISKY



Retail

Saint Lawrence Corner

süp



Retail

LAUGHING PLANET



Retail

sticks at Midtown, jüs, hello yoga

Holcomb Ave. // 3,600 CPD

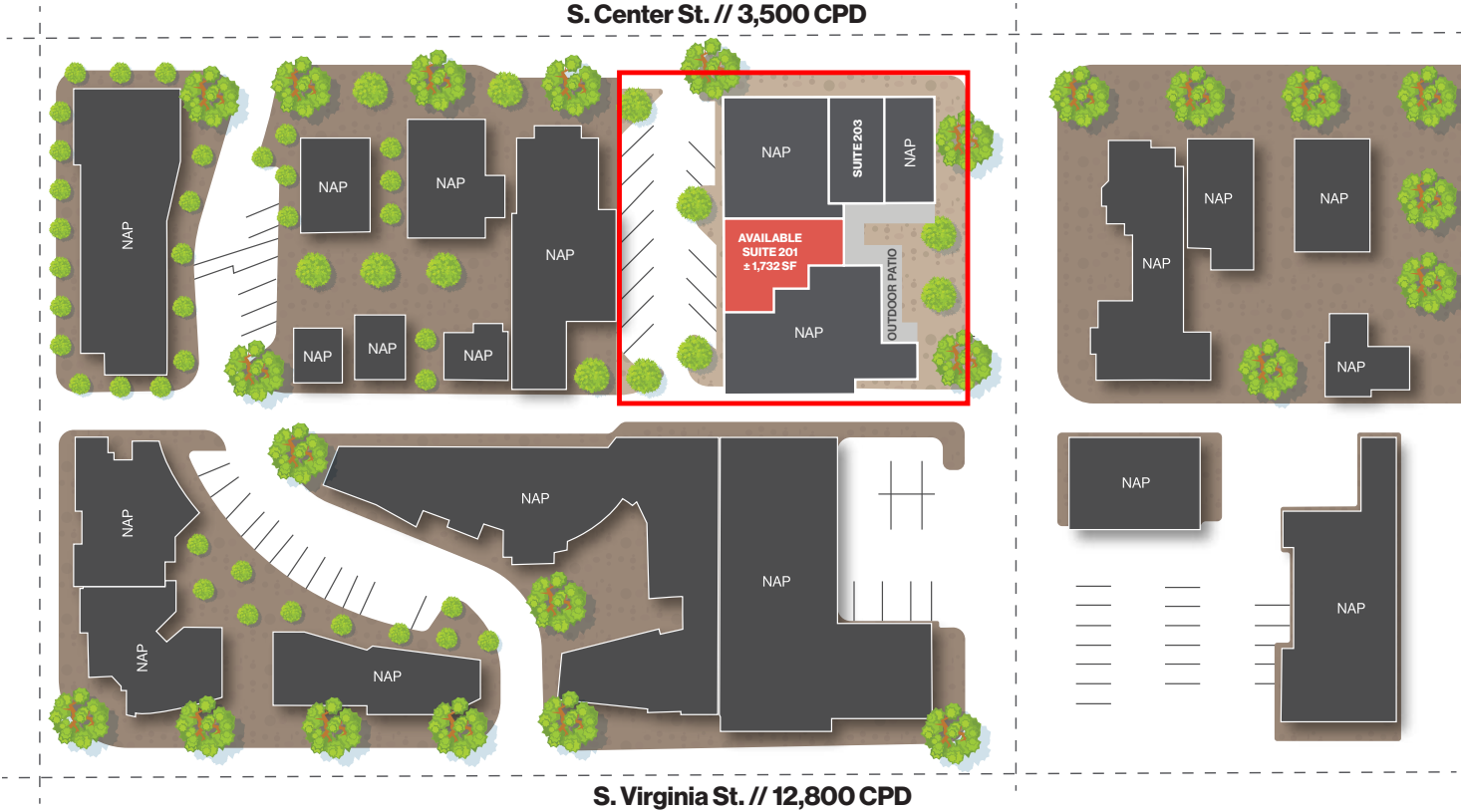
S. Virginia St. // 12,800 CPD

S. Center St. // 3,500 CPD

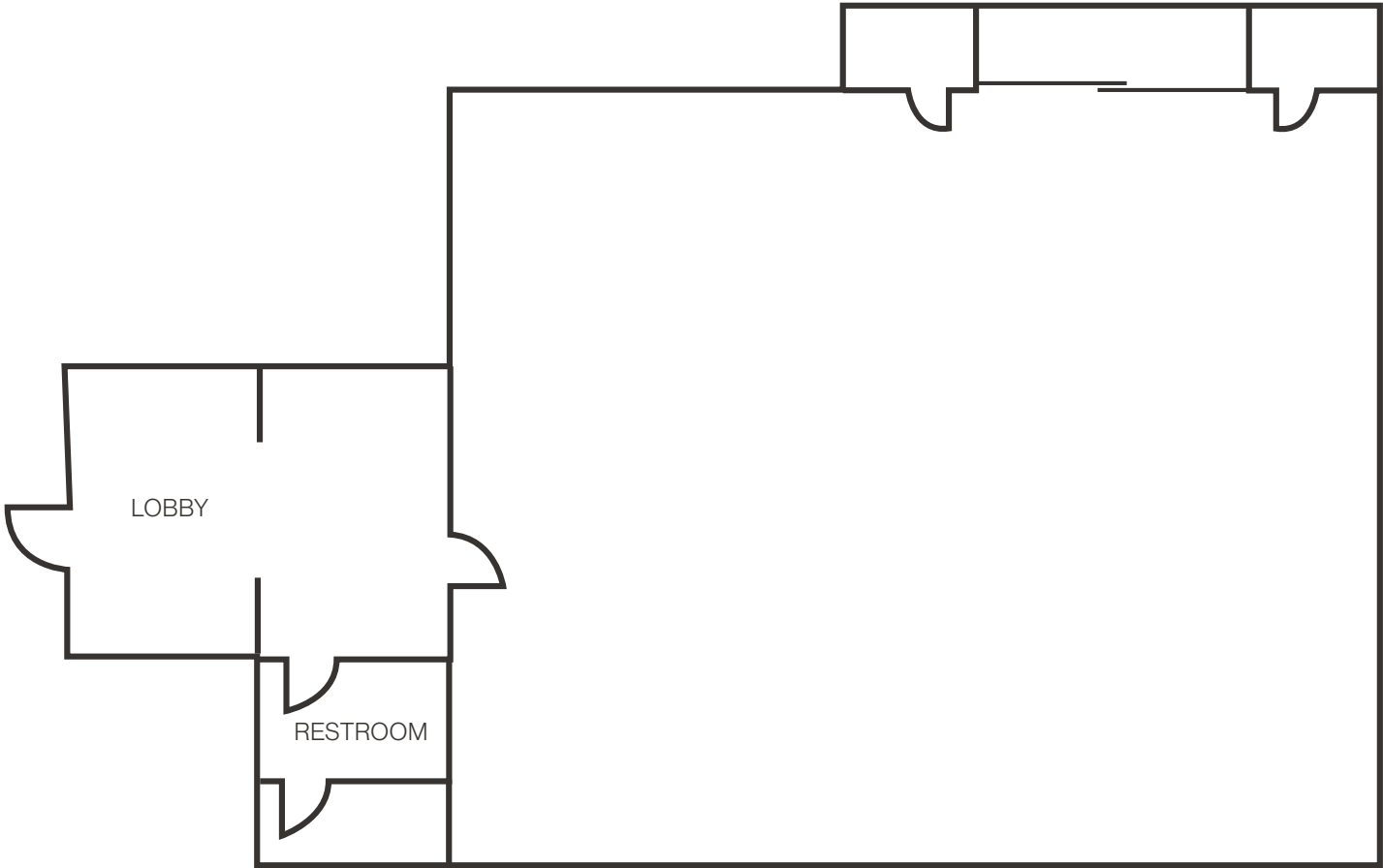
Site Plan

Available NAP

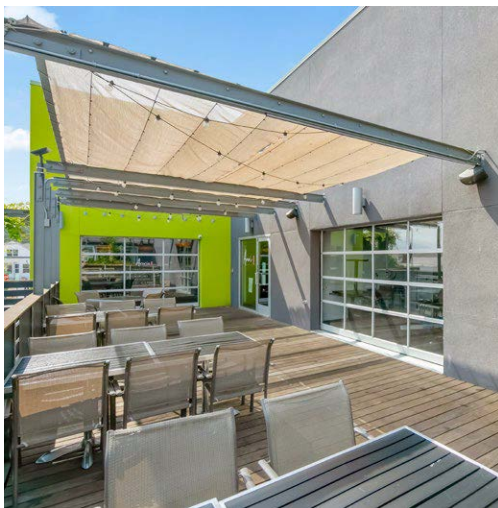
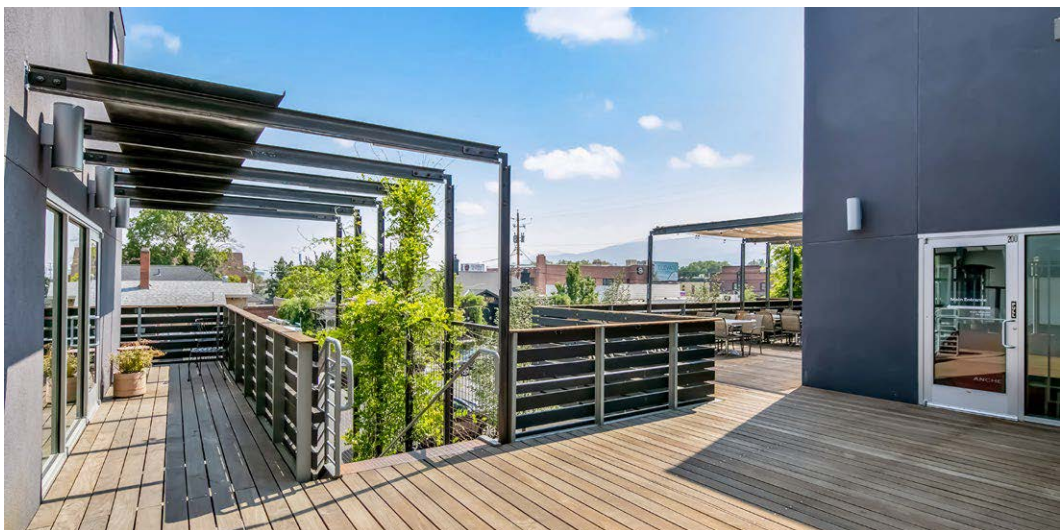
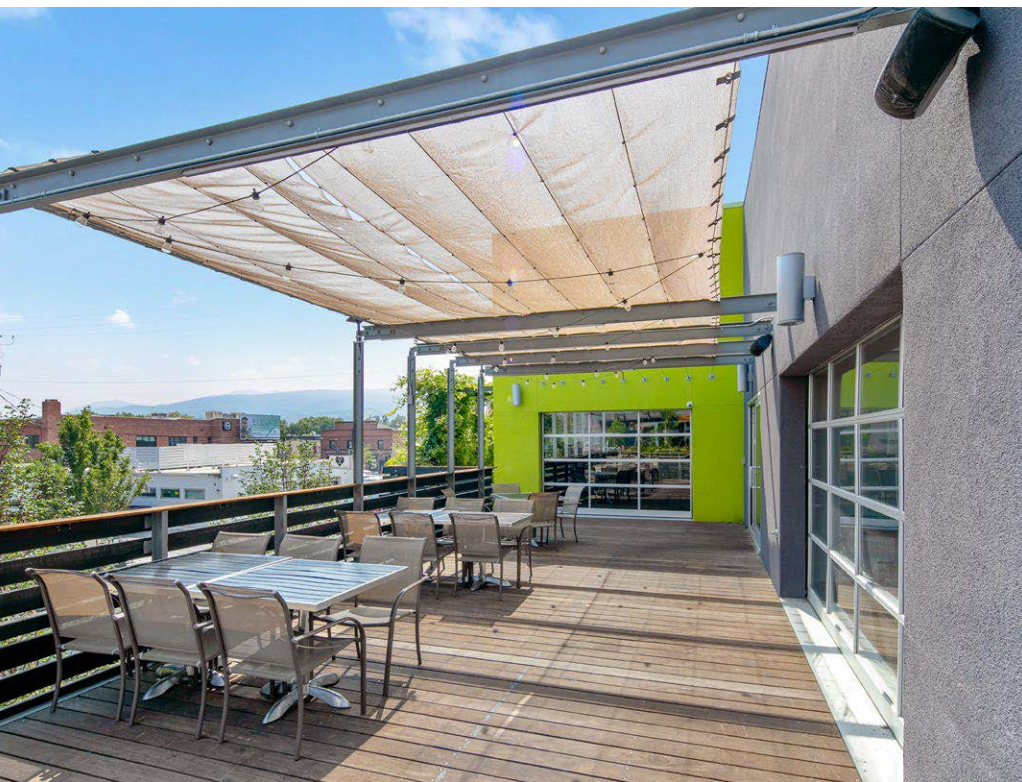
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Floor Plan | Suite 201 ± 1,732 SF



Property Photos



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For inquiries please reach out to our team.

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